



**Washington State Conservation Commission**  
State Land Acquisition Coordinating Forum

**July 9, 2015**

The State Conservation Commission has identified agricultural conservation easements as a valuable tool to assist in farmland preservation and advancing conservation with willing landowners.

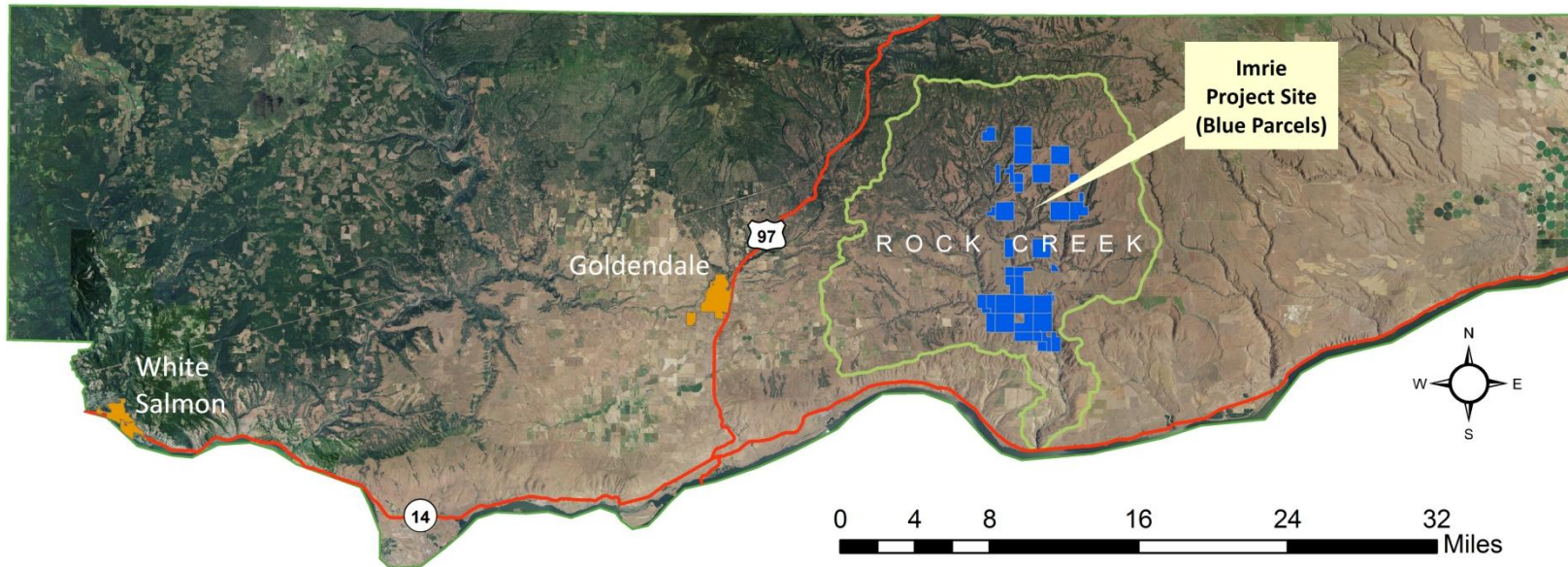


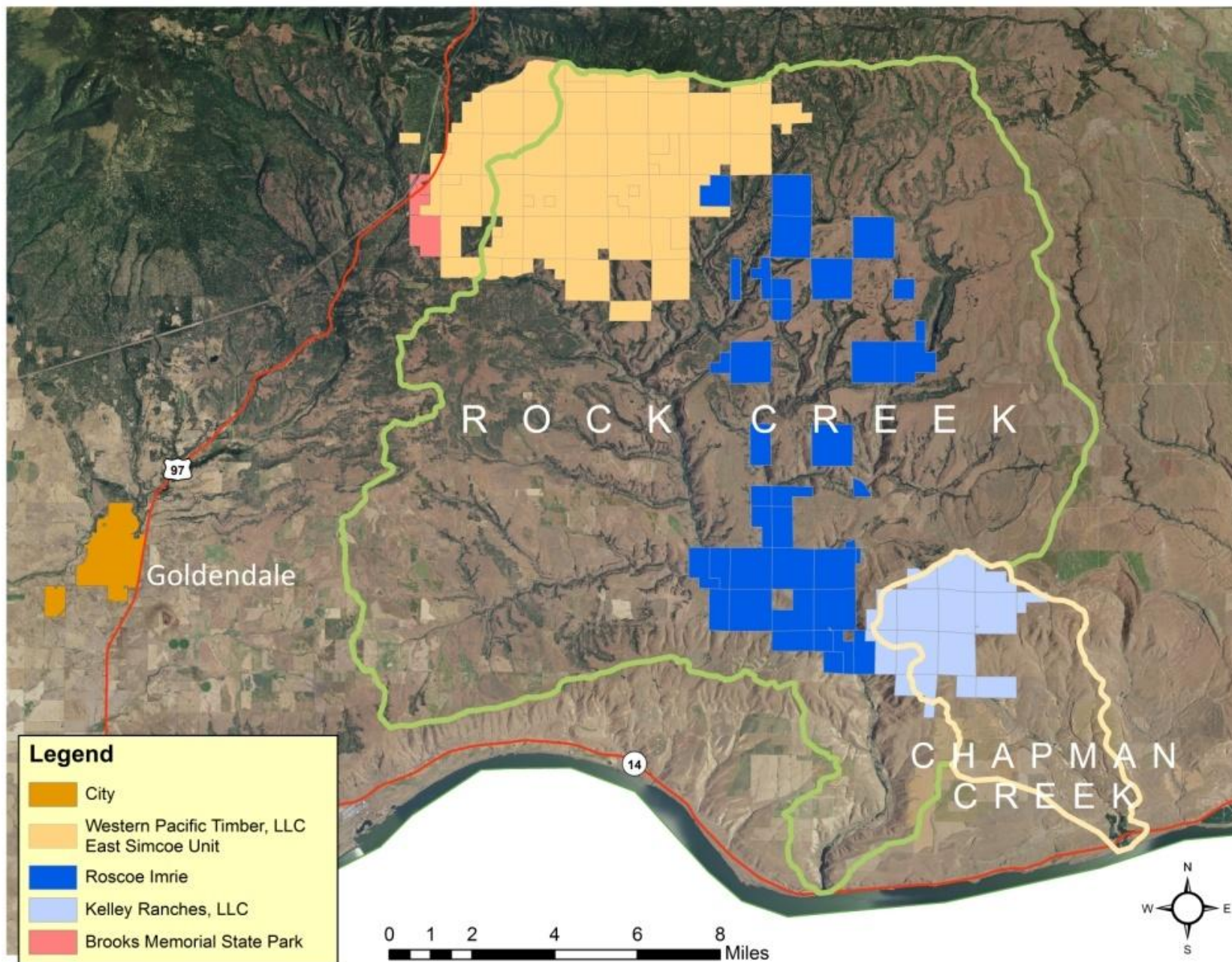
## **2015 WSCC Funded Agricultural Conservation Easements**

- **Imrie Ranches Agricultural Easement – Klickitat Co.**
  - \$4,913,000 – 11,920 acres
- **Kelley Ranches Agricultural Easement – Klickitat Co.**
  - \$2,316,000 – 6,124 acres
- **Lust Family Farm and Ranch Preservation – Yakima Co.**
  - \$1,773,046 – 358 acres
- **Dungeness Watershed Farmland Protection – Clallam Co.**
  - \$344,000 – 60 acres

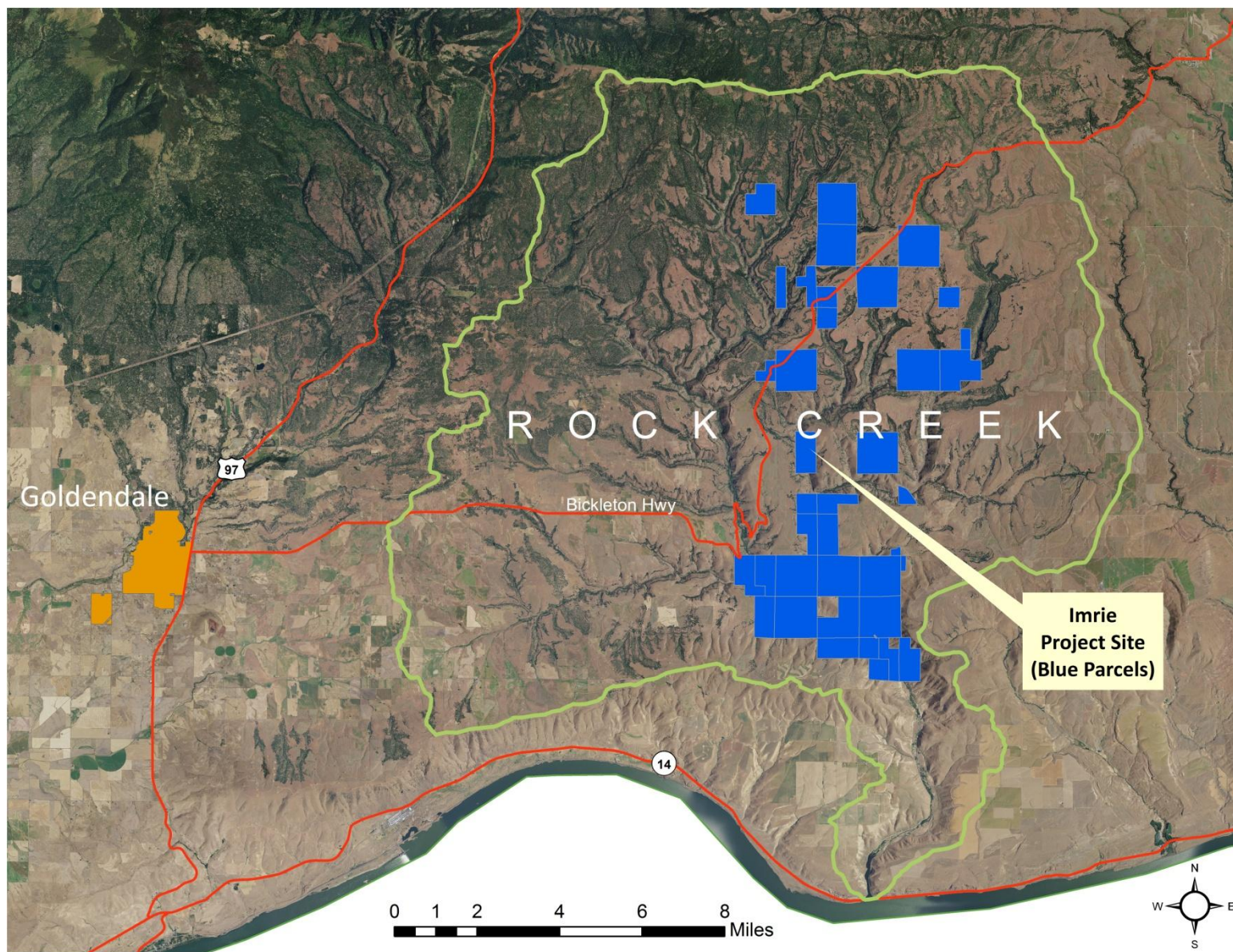


# Imrie Agricultural Conservation Easement





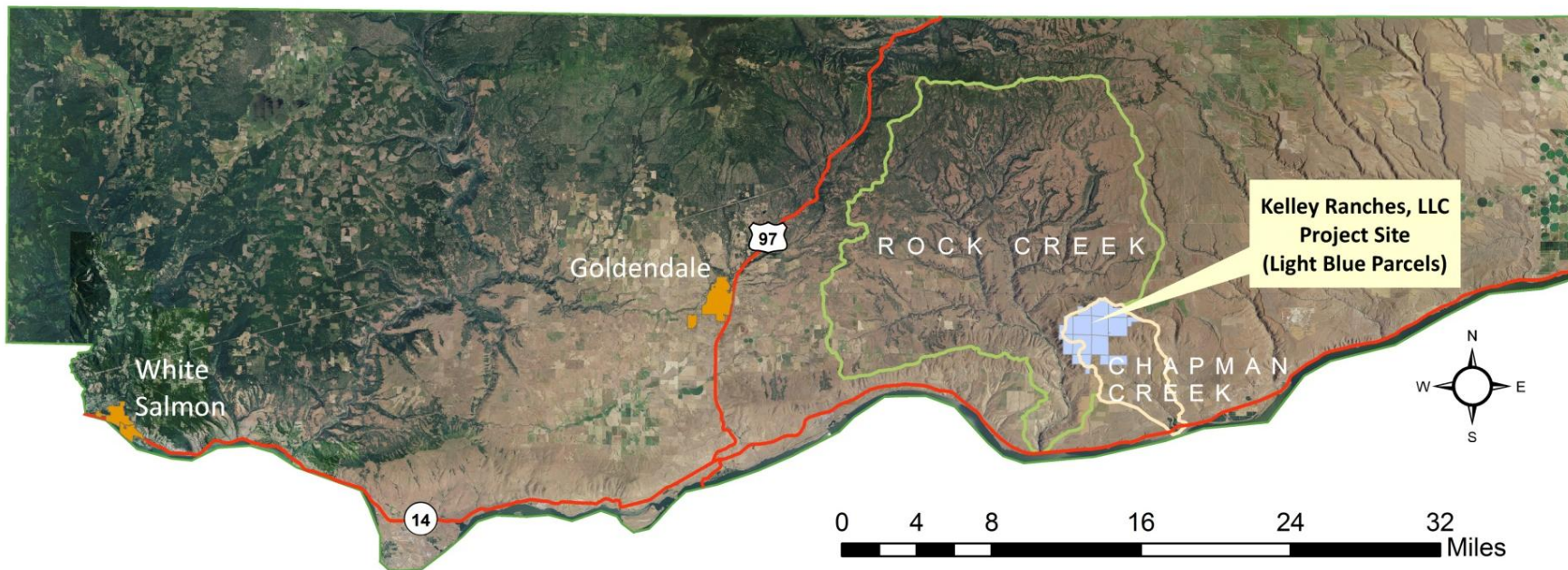




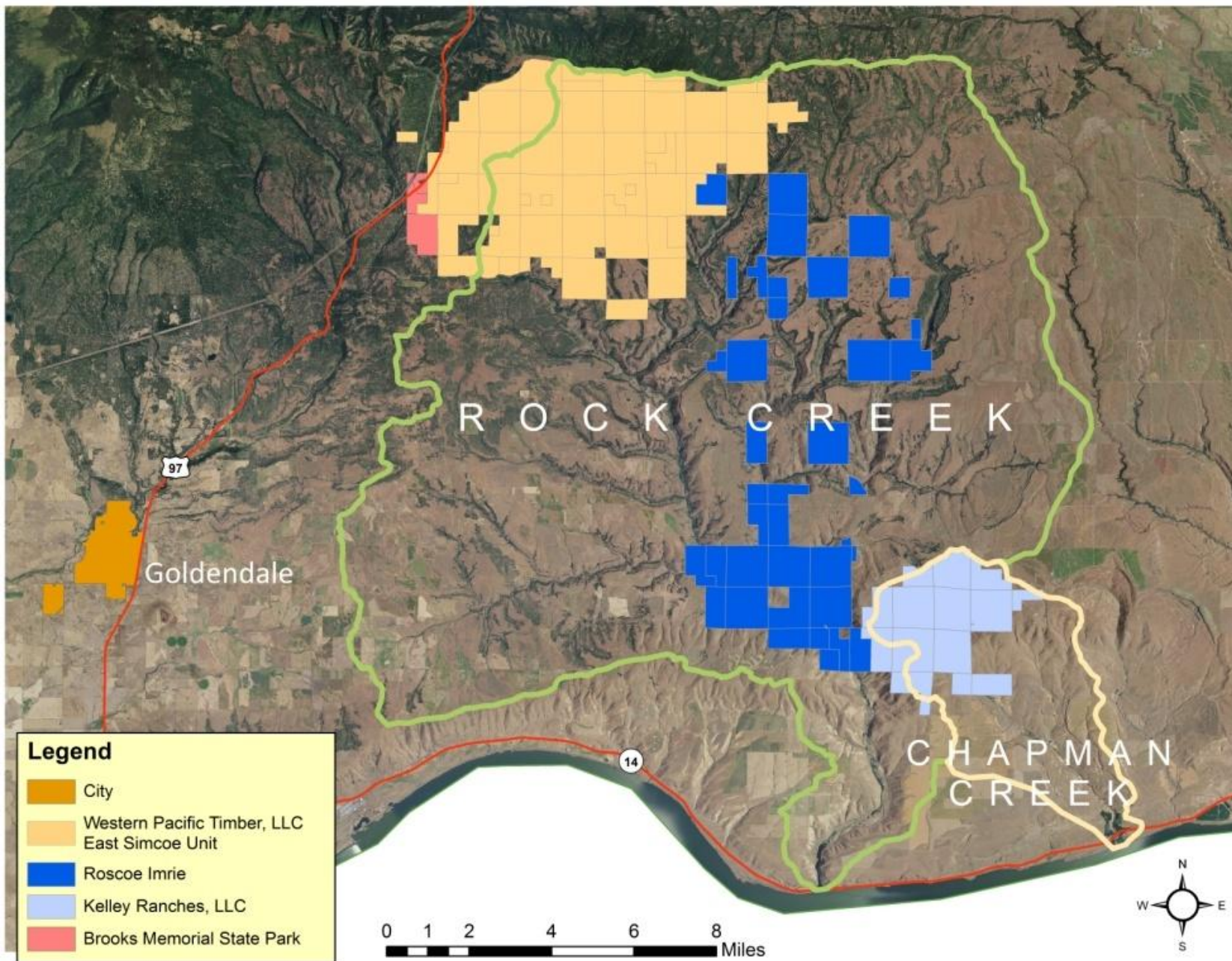




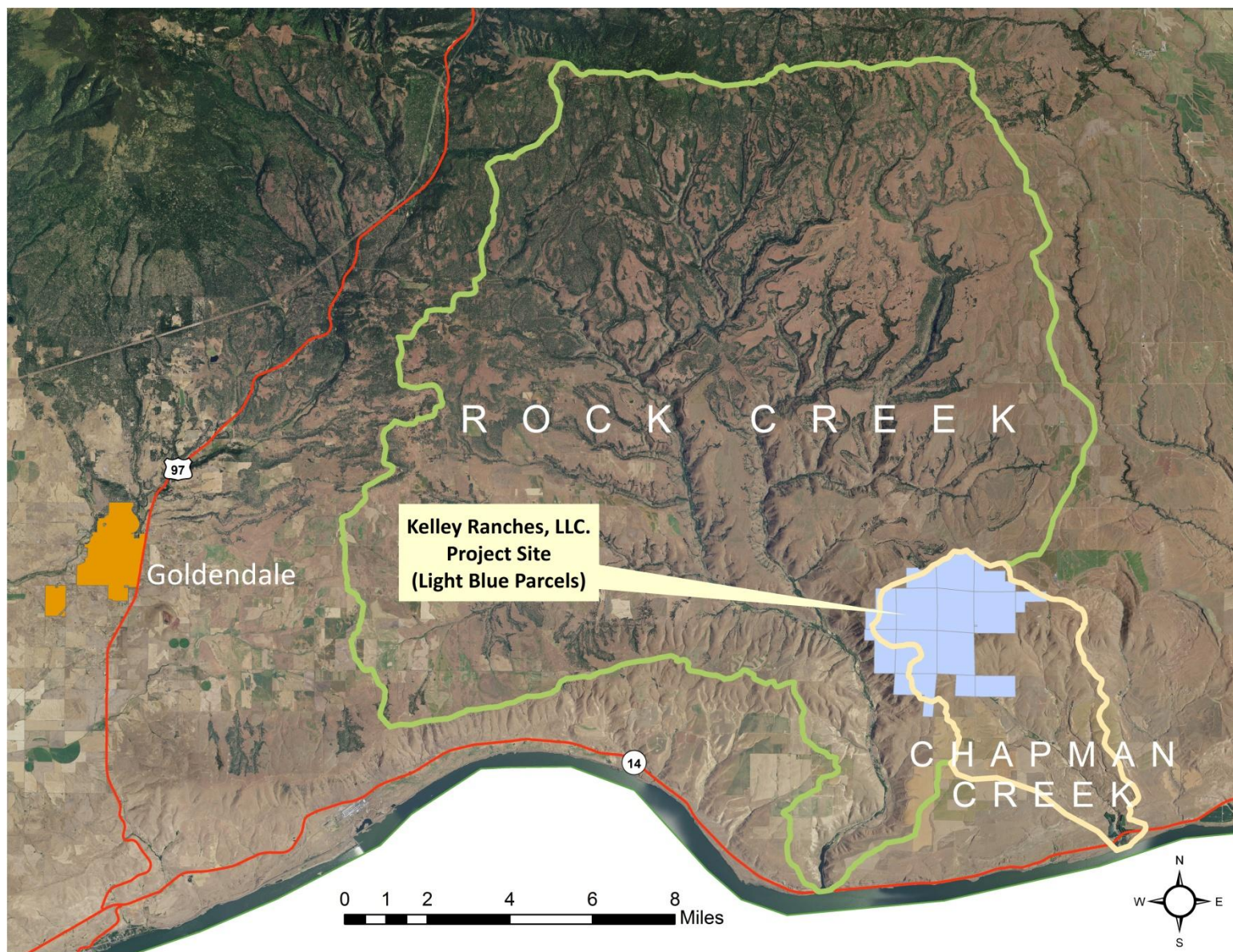
<b>Significance</b>	Protection of 11,920 acres of a viable large acreage rangeland grazing operation in Klickitat County. Protecting this property will have the dual benefit of protecting key habitat and species concerns in the Rock Creek Watershed.	<b>Estimated Acres</b>	11,920
		<b>Estimated cost</b>	\$4,913,000
<b>Intended Uses</b>	Grazing	<b>Type of Acquisition</b>	Perpetual Agricultural Conservation Easement
<b>Project Description</b>	<p>An agricultural conservation easement will be purchased from a single private landowner. This property has had livestock management activity for nearly 100 years. This project area includes a significant portion of the Rock Creek watershed, 5.7 miles of Rock Creek, 4.4 miles of Squaw Creek and 0.5 miles of Luna Gulch, all of which are critical to salmonid spawning and rearing.</p> <p>The property is managed under a Grazing Management Plan. The Property contains several features that make it valuable farm and ranch land. These features include a diversity of grass species and forbs, open forested uplands suitable for grazing, offsite watering for livestock utilization, fencing to create pastures for necessary management, scale and scope of property size, and a diversity of topographic features.</p> <p>The managed upland and riparian areas benefit many habitat and wildlife values including ESA listed steelhead and Chinook, western gray squirrels, Lewis's and white-headed woodpeckers, mule and black tail deer, black-tailed jack rabbit, burrowing owl, flamulated owl, golden eagles, western toad, white oak, shrub-steppe, and white alder. The property also provides valuable upper watershed protection, vistas, and hunting/recreational opportunities all of which have economic benefits for the local community and Klickitat County. This property is contiguous with the 6,184 acre Kelley Easement funded in 2015, developed by the same sponsors/partners.</p>	<b>Source of Funding</b>	State Capital Budget
		<b>Legislative District</b>	14
<b>Planning Link</b>	Farmland Preservation is the number one priority in EKCD long range plan. Fits priorities of SCC and the state Office of Farmland Preservation. Project fits goals of Klickitat County and WDFW.		
<b>Partners</b>	Eastern Klickitat Conservation District and Washington State Conservation Commission/Office of Farmland Preservation		











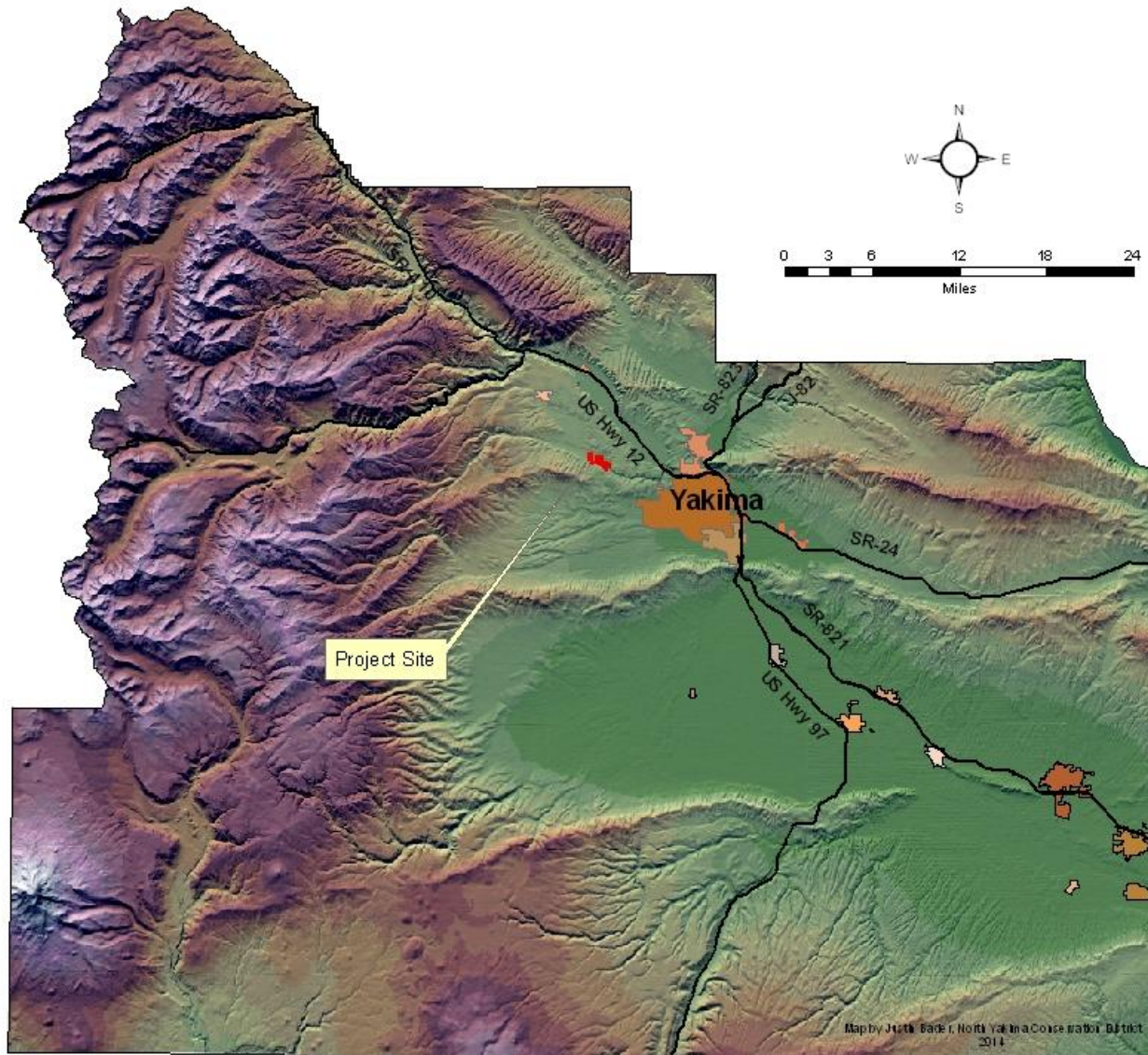


<b>Significance</b>	Protection of 6,124 acres of a viable large acreage rangeland grazing operation in Klickitat County. Protecting this property will have the dual benefit of protecting key habitat and species concerns in the Chapman Creek Watershed.
<b>Intended Uses</b>	Grazing
<b>Project Description</b>	<p>An agricultural conservation easement will be purchased from a single private landowner. This property includes 6.7 miles of Chapman Creek and nearly the entire upper Chapman Creek watershed and a portion of the Rock Creek Watershed providing water quality and habitat protections. The property is managed under a Grazing Management Plan. The Property contains several features that make it valuable farmland. These features include a diversity of grass species and forbs, open forested uplands suitable for grazing, offsite watering for livestock utilization, fencing to create pastures for necessary management, scale and scope of property size, and a diversity of topographic features.</p> <p>The upland and riparian areas have been managed to benefit habitat and wildlife values including ESA listed steelhead and Chinook in the Rock Creek Watershed portion of the property.</p> <p>In the Chapman Creek Watershed, upland and riparian areas have been managed to benefit western gray squirrels, Lewis's and white-headed woodpeckers, mule and black tail deer, black-tailed jack rabbit, burrowing owl, flumulated owl, golden eagles, western toad, white oak, shrub-steppe, and white alder. This property is contiguous with the 11,920 acre Imrie Easement also funded in 2015 and developed by the same sponsors/partners.</p>
<b>Planning Link</b>	Farmland Preservation is the number one priority in EKCD long range plan. Fits priorities of SCC and the state Office of Farmland Preservation. Project fits goals of Klickitat County and WDFW.
<b>Partners</b>	Eastern Klickitat Conservation District and Washington State Conservation Commission/Office of Farmland Preservation

<b>Estimated Acres</b>	6,124
<b>Estimated Cost</b>	\$2,316,000
<b>Type of Acquisition</b>	Perpetual Agricultural Conservation Easement
<b>Source of Funding</b>	State Capital Budget
<b>Legislative District</b>	14

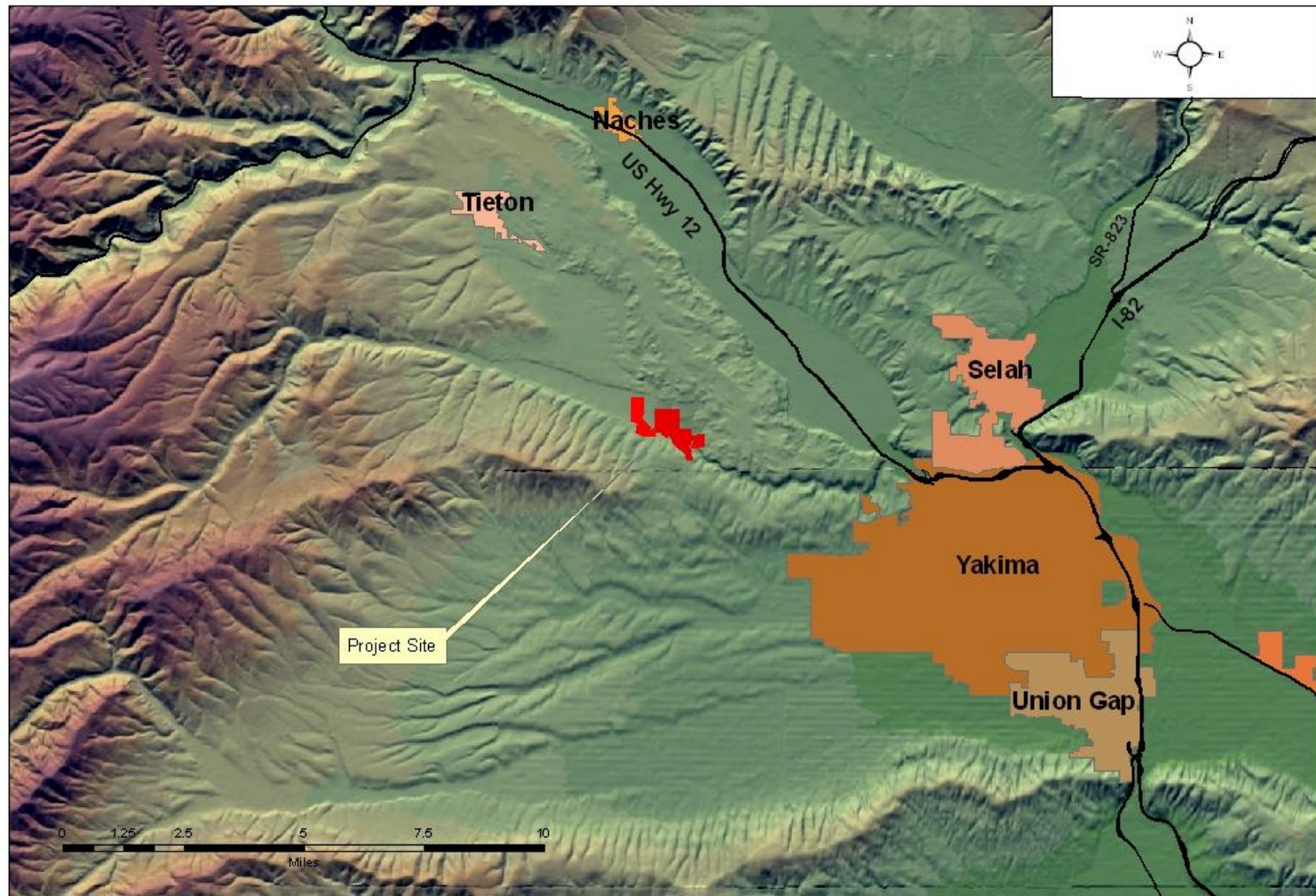


## Lust Family Farm & Ranch Preservation Project





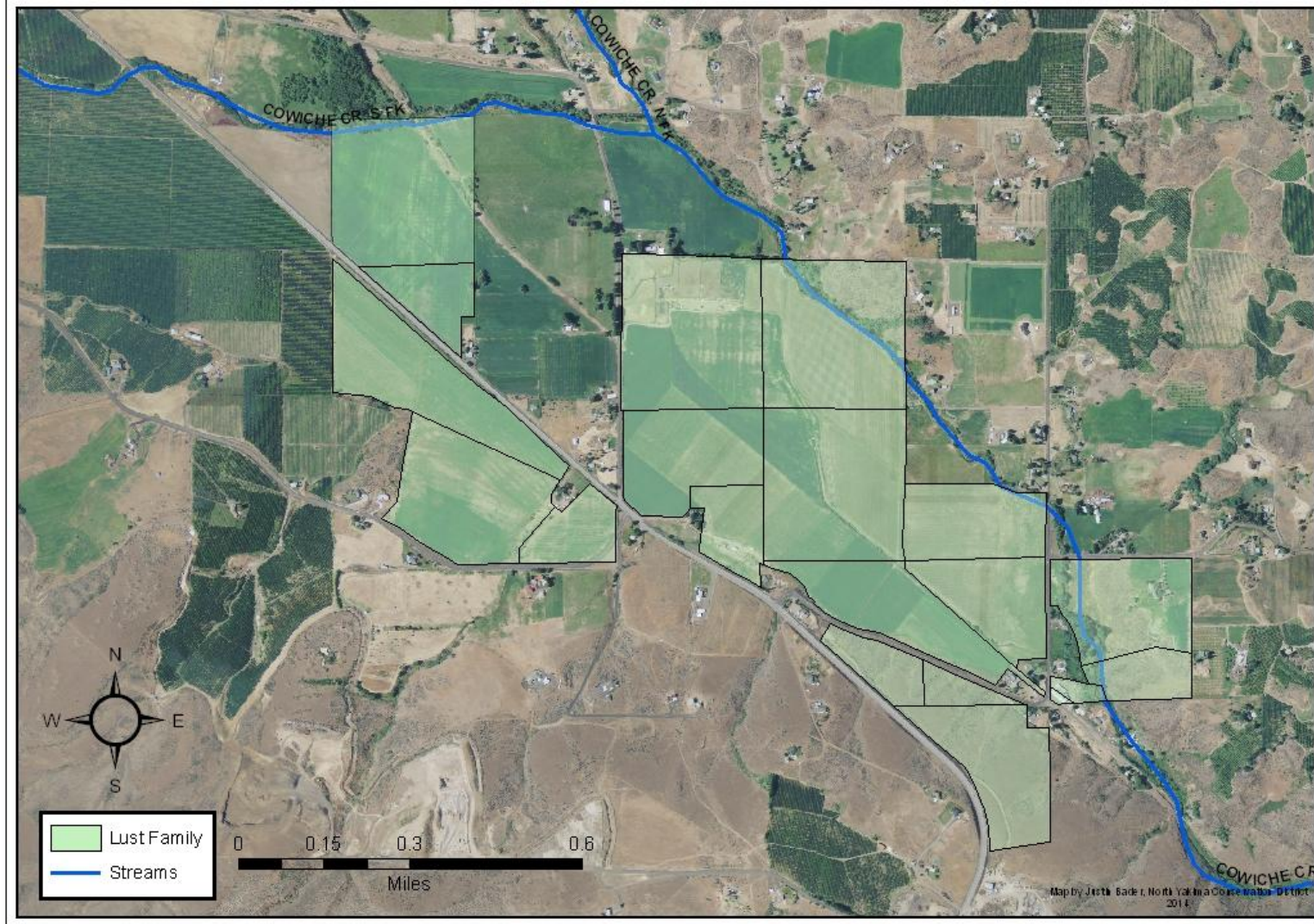
## Lust Family Farm & Ranch Preservation Project



Map by Josh Bader, North Yakima Conservation District  
2014



## Lust Family Farm & Ranch Preservation Project





**Significance** Protection of 358 acres of irrigated farmland in Yakima County through the use of an agricultural conservation easement.

**Intended Uses** Irrigated Agriculture

**Project Description** The property is situated adjacent to a highly trafficked main arterial linking the City of Yakima with the agricultural communities of Cowiche and Tieton. The surrounding area includes a mix of intensive agriculture and new home construction. New homes are being constructed on surrounding view lots with smaller acreages being converted from irrigated agriculture to homes and hobby farms.

The land is very well suited to the type of cropping operation common in this irrigated portion of Yakima County. It contains several features that make it valuable farmland. These features include a valid senior water right, an upgraded pressurized water conveyance system, irrigation delivery equipment, excellent transportation corridors, and proximity to other similarly irrigated pasture, orchards and berry operations.

Protection of this property will ensure the agricultural characteristics are not diminished or lessened. Protection will also build an agricultural buffer between rural residential and intensive agriculture.

The project area provides significant benefits to the environment. The farm envelope contains 3,250 feet of Cowiche Creek, a high priority tributary to salmon recovery within the Yakima River Basin. Key resource concerns in this watershed include water quality and habitat availability in Cowiche Creek.

**Planning Link** The area is listed as a part of the Yakima Basin Steelhead and bull trout recovery plan and the NYCD Annual and 5-Year Plans.

**Partners** North Yakima Conservation District and Washington State Conservation Commission/Office of Farmland Preservation

**Estimated Acres** 358

**Estimated Cost** \$1,773,046

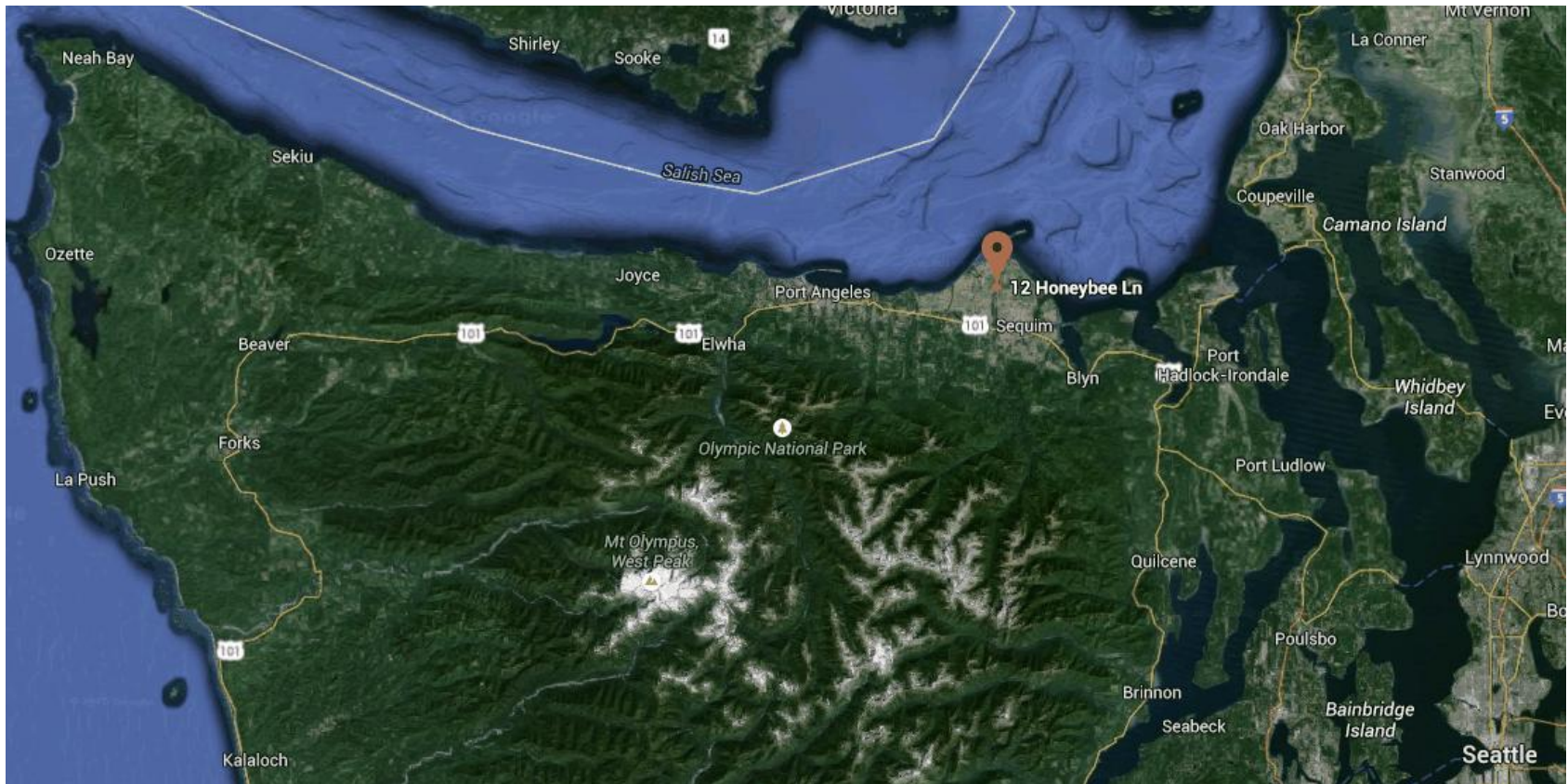
**Type of Acquisition** Perpetual Agricultural Conservation Easement

**Source of Funding** WWRP Farmland - \$154,046  
State Capital Budget - \$1,619,000

**Legislative District** 14

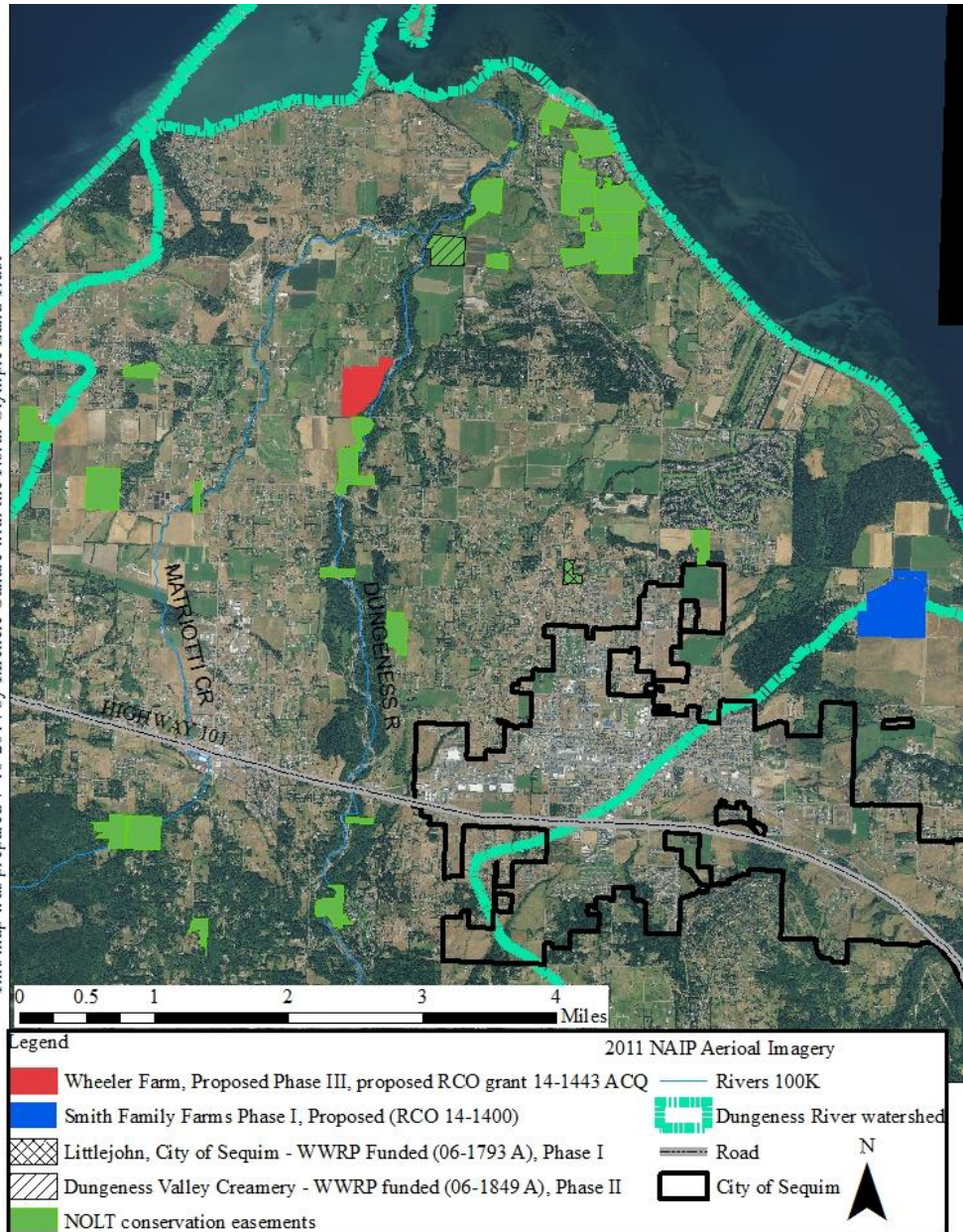


## Dungeness Watershed – Wheeler Farm



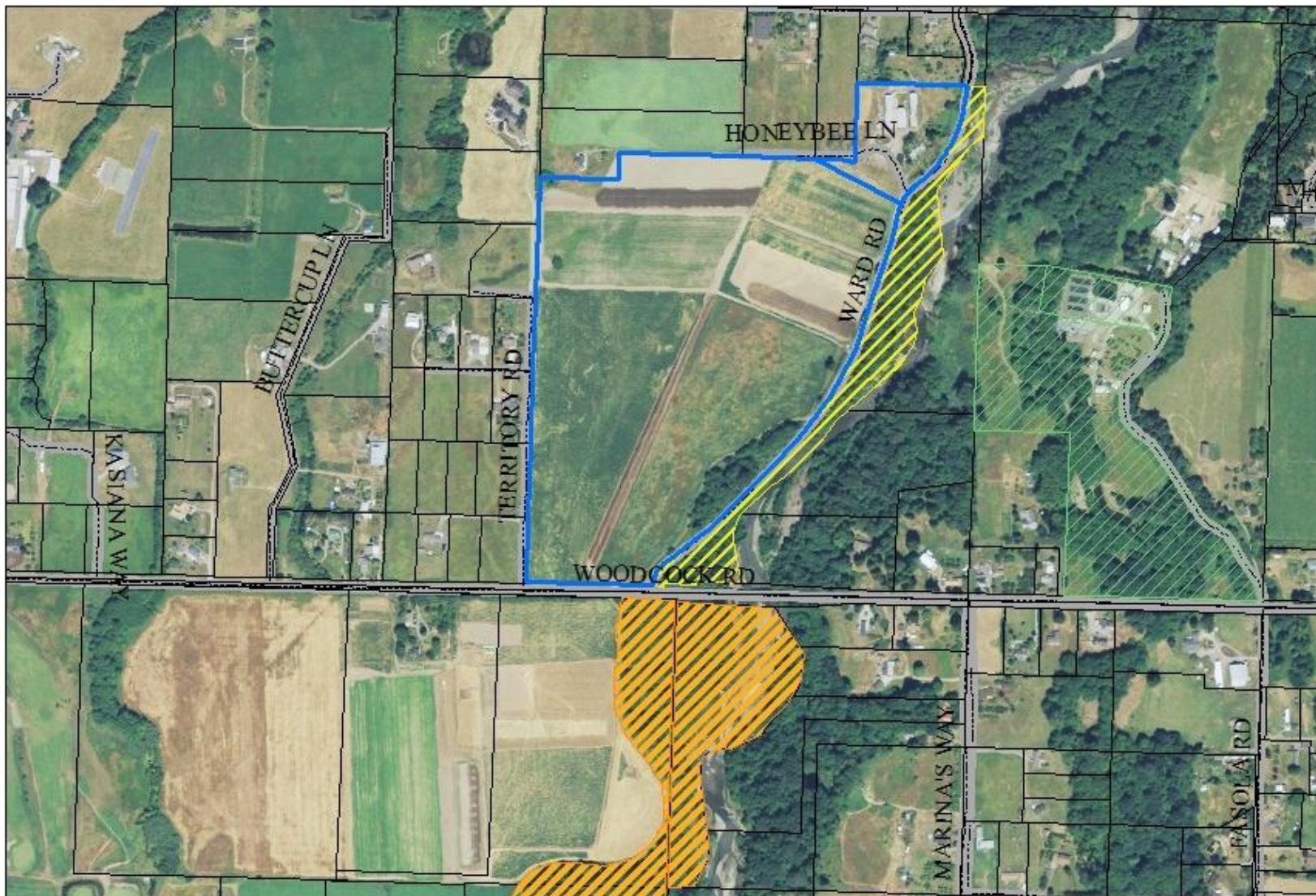


This map was prepared 7-16-2014 by Michele Canale with the North Olympic Land Trust





## Dungeness Watershed Farmland Protection





**Significance** Protection of 60 acres of farmland in Clallam County through the use of an agricultural conservation easement.

**Intended Uses** Agriculture

**Project Description** The Dungeness Watershed Farmland Protection Phase III will result in a perpetual agricultural conservation easement on 60 acres of prime, productive, working farmland in the Dungeness watershed, extinguishing 3 development rights, and ensuring this farm remains available for agricultural production.

This farm contains 100% prime farmland soils (Dungeness silt loam), is located in the Agricultural Retention Zone, and is farmed by Nash's Organic Produce, which employs many people in our County.

This project builds upon previous agricultural conservation easement acquisitions in the Dungeness River watershed, funded with the first WWRP Farmland grants.

It also builds upon riparian conservation easements funded through IAC project 97-1300 C, Dungeness River Watershed Restoration. The North Olympic Land Trust hopes to build upon past successes, and conserve more prime farmland in the Dungeness Watershed through agricultural conservation easements. There is potential for much more conserved land in the area.

**Planning Link** Farmland Preservation Strategies Report 2009

**Partners** North Olympic Land Trust and Washington State Conservation Commission/Office of Farmland Preservation

**Estimated Acres** 60

**Estimated Cost** \$344,000

**Type of Acquisition** Perpetual Agricultural Conservation Easement

**Source of Funding** State Capital Budget - \$344,000

**Legislative District** 24





Washington State Conservation Commission